

020.A

0004

0303.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

332,700 / 332,700

USE VALUE:

332,700 / 332,700

ASSESSED:

332,700 / 332,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	303
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Owner 1: NAGAYAMA KEIKO

Owner 2:

Owner 3:

Street 1: 34 HAMILTON RD #303

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SHEA KYLA -

Owner 2: -

Street 1: 34 HAMILTON RD #303

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

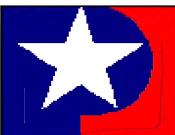
Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	332,700			332,700		145747
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	145747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	332,700	0	.	.	332,700		Year end	12/23/2021
2021	102	FV	322,700	0	.	.	322,700		Year End Roll	12/10/2020
2020	102	FV	313,600	0	.	.	313,600	313,600	Year End Roll	12/18/2019
2019	102	FV	294,900	0	.	.	294,900	294,900	Year End Roll	1/3/2019
2018	102	FV	264,600	0	.	.	264,600	264,600	Year End Roll	12/20/2017
2017	102	FV	246,300	0	.	.	246,300	246,300	Year End Roll	1/3/2017
2016	102	FV	246,300	0	.	.	246,300	246,300	Year End	1/4/2016
2015	102	FV	231,400	0	.	.	231,400	231,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA KYLA	51418-278		7/9/2008		197,000	No	No		
MARABELLA THOMA	39336-538		5/28/2003		191,900	No	No		
FEDERAL DEP INS	27507-381		7/24/1997		193,000	No	No	R	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 34.																
Sty Ht: 1	- 1 Story			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 1	- Concrete			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath:	Rating:																			
Prime Wall: 7	- Brick			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct: 4	- Flat			OTHER FEATURES																				
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																
View / Desir: W10 - WATER 10				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C	- Average			CONDO INFORMATION				Lvl 2																
Year Blt: 1985	Eff Yr Blt:				Location: W	- Water View			Lvl 1															
Alt LUC:				Total Units:				Lower																
Jurisdict:				Floor: 3	- 3rd Floor			Totals				RMS: 2	BRs: 1	Baths: 1	HB									
Const Mod:				% Own: 0.441900015				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name: 34 - 6049				Exterior:	No Unit	RMS	BRs	FL												
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	2	1	0												
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																
Prim Int Wal	2	- Plaster		Functional:				Kitchen:																
Sec Int Wall:				Economic:				Baths:																
Partition: T	- Typical			Special:				Plumbing:																
Prim Floors: 4	- Carpet			Override:				Electric:																
Sec Floors:				Total:	20.4 %			Heating:																
Bsmt Flr: 12	- Concrete			CALC SUMMARY				General:	1	2	1													
Subfloor:				Basic \$ / SQ: 325.00				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Bsmt Gar:				Size Adj.: 1.69521916				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type	Qu	# Ten	
Electric: 3	- Typical			Const Adj.: 1.12058103								GLA	Gross Liv Ar	502	617.380	309,925								
Insulation: 2	- Typical			Adj \$ / SQ: 617.380																				
Int vs Ext: S				Other Features: 32676																				
Heat Fuel: 1	- Oil			Grade Factor: 1.00																				
Heat Type: 3	- Forced H/W			NBHD Inf: 1.22000003																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 417972																				
% Com Wal	% Sprinkled			Depreciation: 85266																				
				Depreciated Total: 332706																				
MOBILE HOME				Make:				Serial #:				Year:	Color:			PARCEL ID 020.A-0004-0303.0				IMAGE				
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:									Total:										